



THE CITY OF REDMOND

Building Code Summary Worksheet

This form is intended to be a worksheet only. All of the applicable information should be included in the full sized sheet(s) with the drawing set, detailing the information from this worksheet.

- This worksheet details the minimum information we need in order to review your project for compliance with the building codes.
- The code summary pages shall be designated as CS (Code Summary) sheets.
- On these sheets provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, corridors, rated walls, shafts and enclosures.
- Plans must be a minimum scale of 1/8" = 1' - 0" and show the following
- Please see sheet 2 of the submittal requirements for additional information.

BUILDING CODE EDITION:

SECTION 1 – BUILDING USE OR OCCUPANCY				
Identify all use and occupancy classification group(s) in the Building <i>(i.e. B, M, R-2, A-3, etc.):</i>				
<input type="checkbox"/> Yes <input type="checkbox"/> No SEPARATED USE If yes, complete Sum of Ratios calculation and list all occupancy separation fire barrier ratings required <i>(i.e. B to S-2 = 2hr)</i> , IBC 508.3.3 Include both horizontal and vertical separations	to	=	hr(s)	
	to	=	hr(s)	
	to	=	hr(s)	
	to	=	hr(s)	
<input type="checkbox"/> Yes <input type="checkbox"/> No NON-SEPARATED USE If yes, provide Non-Separated Use calculation per IBC 508.3.2	to	=	hr(s)	
Sum of the Ratios Calculation (if separated use per IBC 508.3.3.2) Example: $\frac{\text{Actual Area (B)}}{\text{Allowable}} + \frac{\text{Actual Area (A-3)}}{\text{Allowable}} + \frac{\text{Actual Area (S-1)}}{\text{Allowable}} = 1 \text{ or less}$				
Non-Separated Use Calculations (if non-separated use per IBC 508.3.2) Example: A-3 occupancy type v-b, single story, 30' yards, sprinklers NFPA 13 w/quick response heads $Aa = At 6000 + [6000 \times If .75] + [6000 \times Is 3.00] = \text{Total Allowable Area}$				
SECTION 2 – BUILDING CONSTRUCTION				
List Construction Type(s) used in the design <i>(IA, IIIB, VA, etc.):</i>	Allowed		Proposed	
Building Height (per IBC Table 503)				
Number of Stories (per IBC Table 503)				
Circle YES or NO for the following questions:				
Are Automatic Sprinklers used for Height Modifications or Story Increase? (per IBC Section 504.2)	YES		NO	
Is there a Basement? If YES, List square footage of basement and grade elevations on CS sheets.	YES		NO	
Is an Automatic Sprinkler System Per NFPA 13 Provided Throughout?	YES		NO	
Are Quick Response Heads Provided Throughout	YES		NO	
Are Quick Response Heads Provide Per Occupancy	YES		NO	
Is an Automatic Sprinkler System Used in Place of 1-Hour Construction?	YES		NO	
Fire Resistance of Exterior Walls Based on Fire Separation Distance (per IBC Table 602) List Wall and Fire Separation Distance:	Rating		Opening Protection	
1.				

2.			
Fire Resistance Rating Requirements (per IBC Table 601)	Rating Required	Rating Provided	Assembly #
Structural Frame			
Bearing Walls - Exterior			
Bearing Walls - Interior			
Nonbearing Walls & Partitions - Exterior			
Nonbearing Walls & Partitions - Interior			
Floor Construction			
Roof Construction			

SECTION 3 – BUILDING AREA LIMITATIONS

If there are multiple construction types, or if a fire wall divides the building, **provide a separate analysis for each area.** Repeat as necessary.

Area Limitations for Each Proposed IBC Use or Occupancy Group	Occupancy 1 Allowed/Actual	Occupancy 2 Allowed/Actual	Occupancy 3 Allowed/Actual
IBC Use or Occupancy Group			
Table 503 Area Limitation (per IBC Table 503)			
Frontage Area Increase Multiplier (per IBC 506.2 equation 5-1 provide on CS sheets)			
Automatic Sprinkler System Area Increase Multiplier (per IBC 506.3 equation 5-2 provide on CS sheets)			
Total ALLOWABLE Floor Area (Equation 5-1 / IBC 506.1)			
Total ALLOWABLE Building Area (per IBC 506.4)			
Does the Building Qualify for Unlimited Area (per IBC 507)	YES		NO

SECTION 4 – OCCUPANT LOAD AND EXITING

If there are multiple IBC Occupancy types on any floor or in the building, provide a separate analysis for each occupancy type. Repeat as necessary.

	Basement	First Floor	Mezzanine	Second Floor	Third Floor	Other Floor(s)
TOTAL Occupant Load						

Number of Exits and Exit Width from Each Level (as applicable):	Number of Exits		Exit Width			
			Stairs		Other Egress Components	
	Required	Provided	Required	Provided	Required	Provided
Basement						
First Floor						
Mezzanine						
Second Floor						
Other Floor(s)						
Are Areas of Refuge Required?					YES	NO

SECTION 5 – PLUMBING FIXTURE COUNT**Provide Calculation Per Occupancy** (WAC 51-50 – IBC Chapter 29 - Washington State Amendments)

Example: B occupancy of 10,000 sf / 200 sf per occupant = 50 / 2 = 25 tabular = 2 WC and 1 Lav. required for each male and female

Number of Water Closets**Required:****Provided:****Number of Fixtures****Required:****Provided:****Number of Drinking Fountains****Required:****Provided:****Accessible Water Closets** (IBC 1109..2)**Required:****Provided:**